



~~August 21, 2007 CPC~~
~~September 18, 2007 CPC~~
~~October 16, 2007 CPC~~
October 24, 2007 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0375

Ironbridge Corner, L.C.

Bermuda Magisterial District
Ecoff Elementary; Salem Middle; and Bird High Schools Attendance Zones
Northeast quadrant of Ironbridge Parkway and Iron Bridge Road

REQUEST: Rezone from Neighborhood Business (C-2) to Community Business (C-3) with Conditional Use to permit multi-family residential uses plus Conditional Use Planned Development to permit multi-family residential uses and exceptions to Ordinance requirements.

PROPOSED LAND USE:

Multi-family residential and commercial uses are planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 THROUGH 4.

STAFF RECOMMENDATION

Recommend approval subject to the applicant addressing concerns relative to fully addressing the impacts of the proposed development on capital facilities in accordance with the Board of Supervisors' policy; the transportation concerns; and Police Department concerns. This recommendation is made for the following reasons:

- A. While the proposed zoning and land uses conform to the Central Area Plan which suggests the property is appropriate for community-scale commercial use including shopping centers, other commercial and office uses and integrated townhouse or multi-family residential uses, the proffered conditions do not

adequately address the impacts of this development on necessary capital facilities, as further discussed herein.

- B. The proposal fails to address the Transportation Department's concerns relative to access controls to Ironbridge Road, and widening of Ironbridge Road, and transportation impacts.
- C. The proposal fails to address the Police Department's security concerns, as discussed herein.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

The Owner-Applicant in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffers that the development of the property known as Chesterfield County Tax IDs 774-656-6361 from C-2 with CUPD to C-3 with a Conditional Use to permit RMF and a CUPD to permit bulk exceptions, and subject to the conditions and provisions of the Textual Statement will be developed as set forth below; however, in the event the request is denied or approved with conditions not agreed to by the Applicant, these proffers and conditions shall be immediately null and void and of no further force or effect.

- (STAFF/CPC) 1. Master Plan. The Textual Statement last revised September 24, 2007, and the Plan entitled, "TGM REALTY – SCHEMATIC LAYOUT", prepared by Balzer, dated April 29, 2007, and last revised on September 17, 2007, shall be considered the Master Plan. (P)
- (STAFF/CPC) 2. Timbering. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)
- (CPC) 3. Transportation.
 - A. Prior to any site plan approval, in conjunction with recordation of the initial subdivision plat or within ninety (90) days of a written request by the Transportation

Department, whichever occurs first, one hundred (100) feet of right-of-way, measured from the centerline of Route 10 immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County.

B. Direct vehicular access from the property to Route 10 shall be limited to two (2) entrances/exits.

C. The developer shall be responsible for the following:

1. Construction of a separate right turn lane along Route 10 at each the approved access,
2. Construction of an adequate left turn lane along the southbound lanes of Route 10 at the existing crossover at Landfill Drive, and
3. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above.
4. Construction of a sidewalk to VDOT standards along Route 10 and Ironbridge Parkway for the entire property frontage.
5. Prior to any site plan or construction plan approval, whichever occurs first, a phasing plan for the required road improvements, as identified in Proffered Condition 32C. above, shall be submitted to the Transportation Department. (T)

(STAFF/CPC) 4. Utilities. Public water and wastewater systems shall be used. (U)

(CPC) 5. Age Restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Fair Housing Act, and such other applicable federal, state or local legal requirements, dwelling units shall be restricted to “housing for older persons”, as defined in the Virginia Fair Housing Law and no persons under 19 years of age shall reside therein. (P & B & M)

(CPC) 6. Cash Proffer. The applicant, sub-divider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a building permit for all dwelling units in excess of 80, for

infrastructure improvements within the service district for the property:

- a. \$10,269 per dwelling unit, if paid prior to July 1, 2007; or
- b. The amount approved by the Board of Supervisors not to exceed \$10,269 per dwelling unit adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2006, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2007. At the time of payment, the \$10,269 will be allocated pro-rata among the facility costs as follows: \$602 for parks and recreation, \$348 for library facilities, \$8,915 for roads, and \$404 for fire stations. Payments in excess of \$10,269 shall be prorated as set forth above.

Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law.

Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited towards, but not in addition to, any impact fees, in a manner as determined by the County. (B & M)

- (STAFF/CPC) 7. A maximum of one hundred (100) dwelling units shall be permitted. (P)

GENERAL INFORMATION

Location:

Northeast quadrant of the intersection of Ironbridge Parkway and Iron Bridge Road. Tax ID 774-656-6361

Existing Zoning:

C-2 with Conditional Use Planned Development

Size:

23 acres

Existing Land Use:

Vacant/wooded

Adjacent Zoning and Land Use:

North - C-2 with CUPD; Commercial or vacant

South – C-2 with CUPD; Commercial, public/semi-public, multi-family residential or vacant

East - R-TH; Vacant

West - C-3, R-7 & I-2; Commercial, office or vacant

UTILITIES

Public Water System:

There is an existing thirty (30) inch water line extending along the west side of Ironbridge Road, opposite this site. In addition, there is an existing sixteen (16) inch water line extending along the north side of Ironbridge Parkway, adjacent to this site. Eight (8) inch water lines were stubbed out from the existing sixteen (16) inch line for future extension on-site. Use of the public water system has been proffered. (Proffered Condition 4)

Public Wastewater System:

There is an existing ten (10) inch wastewater sub-trunk line extending along the northern boundary of this site. In addition, there is an existing ten (10) inch wastewater trunk line extending along Ironbridge Boulevard approximately 900 feet east of this site. An eight (8) inch wastewater line is proposed with development on adjacent property to the east to extend from the existing line in Ironbridge Boulevard and terminate adjacent to the eastern boundary of this site. Use of the public wastewater system has been proffered. (Proffered Condition 4)

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the east to Ironbridge Lake and then to Great Branch. There are currently no known on- or off-site drainage or erosion problems and none are anticipated after development. The subject property is wooded and, as such, should not be timbered without obtaining a land disturbance permit from the Department of Environmental Engineering and the appropriate erosion control devices being installed. This will insure that adequate erosion control measures are in place prior to any land disturbance. (Proffered Condition 2)

PUBLIC FACILITIES

The need schools, parks, libraries, fire stations and transportation facilities in this area is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and further detailed by specific departments in the applicable sections of this "Request Analysis".

Fire Service:

The Public Facilities Plan indicates that fire and emergency medical service (EMS) calls are expected to increase forty-four (44) to seventy-eight (78) percent by 2022. Six (6) new fire/rescue stations are recommended for construction by 2022 in the Plan. In addition to the six (6) new stations, the Plan also recommends the expansion of five (5) existing stations.

Based on 100 dwelling units, this development will generate approximately twenty-eight (28) calls for fire and emergency medical service each year. The applicant has not addressed the impact on fire and EMS.

The Chester Fire Station, Company 1, and Chester Fire Station, Medic 1 currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Schools:

Occupancy is limited to “housing for older persons”; therefore, this development will have a minimal impact on schools. (Proffered Condition 5)

Libraries:

Consistent with the Board of Supervisors’ Policy, the impact of development on library services is assessed county-wide. Based on projected population growth, the Chesterfield County Public Facilities Plan (2004) identifies a need for additional library space throughout the County. The development noted in this case would most likely affect the Chester Library or the Central Library. The Public Facilities Plan identifies a need for additional library space in the Chester area. The applicant has not addressed the impact of this development on library facilities.

Parks and Recreation:

The Public Facilities Plan identifies the need for three (3) new regional parks, seven (7) community parks, twenty-nine (29) neighborhood parks and five (5) community centers by 2020. In addition, the Public Facilities Plan identifies the need for ten (10) new or expanded special purpose parks to provide water access or preserve and interpret unique recreational, cultural or environmental resources. The Plan identifies shortfalls in trails and recreational historic sites. The applicant has not offered measures to address the impact of this proposed development on the infrastructure needs of Parks and Recreation.

Police:

A portion of the project will be occupied by high density residential uses. With the support of the County Administration, the Police Department seeks to have developers of new high density residential projects implement its recommendations for Crime

Prevention Through Environmental Design (CPTED) which are planning and designing principles that constitute proactive crime prevention tools. Through CPTED principles, proper design and effective use of the environment can lead to a reduction in the fear and incidents of crime. In addition, the Police Department recommends that high density residential projects either enter into a contract for the permanent presence of a police officer on the premises or annually submit a security plan to the Police Department for review and approval. The applicant has not addressed the Police Department's security concerns in its submissions; accordingly, the Police Department does not support this request.

Transportation:

The property is twenty-three (23) acres located in the northeast corner of the intersection of Iron Bridge Road (Route 10) and Ironbridge Parkway. The applicant is requesting rezoning from Neighborhood Business (C-2) with a Conditional Use Planned Development (CUPD) to Community Business (C-3) with a Conditional Use to permit Multifamily Residential (R-MF) and a CUPD to permit exceptions to the ordinance. Development of half the property as a shopping center and half the property as apartments could generate approximately 8,400 average daily trips (ADT). This traffic will initially be distributed along Route 10, which had a 2005 traffic count of 26,153 ADT and was functioning at an acceptable level (Level of Service C) based on the volume of traffic it carried during peak hours.

The Thoroughfare Plan identifies Route 10 as a major arterial. Access to major arterials should be controlled. Due to the limited property frontage and the existing accesses that have been developed in this area, vehicular access from the property to Route 10 should be limited to one (1) entrance/exit that aligns with the crossover at Landfill Drive. The applicant has proffered to limit access from the property to Route 10 to two (2) entrance/exits. (Proffered Condition 3.B)

The traffic impact of this development must be addressed. An additional (i.e. third) lane of pavement was constructed along Route 10 from Ironbridge Parkway to the creek that runs through the property. This additional lane of pavement should be constructed for the remainder of the property frontage (approximately 400 feet); however, when asked, the applicant was not willing to commit to this improvement.

Area roads need to be improved to address safety and accommodate the traffic increase generated by this residential development. The applicant's request for this residential development is not consistent with the Board of Supervisors' Cash Proffer Policy. As development continues in this part of the county, traffic volumes on area roads will substantially increase. Cash proffers alone will not cover the costs of the improvements needed to accommodate the traffic increases. Without the applicant addressing the traffic impact of the residential development and committing to limit access to and provide additional widening along Route 10, the Transportation Department cannot support this request.

The Thoroughfare Plan recommends a 200 foot wide right of way for Route 10 in this area. The applicant has proffered to dedicate 100 feet of right of way along Route 10 in accordance with this Plan. (Proffered Condition 3.A)

The applicant has proffered to construct a right turn lane at each approved access (Proffered Condition 3.C.1). The existing southbound left turn lane along Route 10 at Landfill Drive will need to be extended to accommodate the additional traffic generated by this request. The applicant has proffered to provide an adequate left turn lane along Route 10 at this existing crossover (Proffered Condition 3.C.2). Proffered Condition 3.C.3 requires the developer to dedicate any additional right of way required to construct these improvements.

As stated earlier, without the applicant addressing the traffic impact of the residential development and committing to limit access to and provide additional widening along Route 10, the Transportation Department cannot support this request.

Fiscal Impacts on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	100*	1.00
Population Increase	272.00	2.72
Number of New Students		
Elementary	0.00	0.00
Middle	0.00	0.00
High	0.00	0.00
TOTAL	0.00	0.00
Net Cost for Schools	0.00	0.00
Net Cost for Parks	60,400	604
Net Cost for Libraries	34,900	349
Net Cost for Fire Stations	40,500	405
Average Net Cost for Roads	894,200	8,942
TOTAL NET COST	\$1,030,000	\$10,300

*Based on a proffered maximum of 100 dwelling units (Proffered Condition 7). The actual number of dwelling units and corresponding impact may vary.

The need for schools, parks, libraries, fire stations, and transportation facilities in this area is identified in the County's adopted Public Facilities Plan, Thoroughfare Plan, and Adopted Capital Improvement Program and further detailed by specific departments in the applicable sections of this request analysis.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on roads, parks, libraries, and fire stations at \$10,300 per unit. The applicant has been advised that a maximum proffer of \$10,269 per unit would defray the cost of the capital facilities necessitated by this proposed age-restricted development, as it will have no increased impact on school facilities.

The applicant has offered cash for all dwelling units in excess of the 80 dwelling units currently permitted on the property (Proffered Condition 6). This would be equivalent to paying \$2,054 per dwelling unit on each of the 100 units. The applicant has been advised that, per the cash proffer policy, credits are not given for those dwelling units permitted under existing conditions of zoning or agricultural lots. The conditions, as proffered by the applicant, do not adequately address the development's impact on capital facilities.

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case. Staff recommends the applicant fully address the impact of all units on capital facilities.

The Planning Commission and the Board of Supervisors, through their consideration of this request, may determine that there are unique circumstances relative to this request that may justify acceptance of proffers as offered for this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for community-scale commercial development including shopping centers, other commercial and office uses, and integrated townhouse or multi-family residential uses.

Area Development Trends:

Surrounding properties to the north, south and west are zoned commercially and are occupied by commercial and office uses or are vacant. Property to the east is zoned Residential Townhouse (RTH) and is currently vacant. Community scale commercial and office uses with integrated higher density residential use may continue in the area as suggested by the Plan.

Zoning History:

In 1979, the Board of Supervisors, granted zoning for the Ironbridge mixed use development. A portion of the subject property was included in this zoning.

Subsequently, several other zonings and amendments occurred which included portions of the subject property (property south of the creek). The current zoning permits

commercial and office uses and elderly housing on the southern portion of the request site.

In 1987, the Board of Supervisors, granted Office Business (O) and Convenience Business (B-1) with Conditional Use Planned Development on the northern portion of the request property (north of the creek) that zoning allows office, commercial and industrial uses.

Site Design:

The twenty-three (23) acre tract proposed for Community Business (C-3) zoning with Conditional Use and Conditional Use Planned Development may be developed for multi-family units on the eastern portion of request property with commercial uses permitted along Ironbridge Road and Ironbridge Parkway, as shown on the Conceptual Plan and described in the Textual Statement.

The Conceptual Plan divides the property into two (2) development tracts: the Residential Multi-family and Commercial Area (Area I) and the Commercial Area (Area II). The boundaries of Tracts may be modified, including their location and size and divisions into sub-tracts, provided they generally maintain their relationship with each other and any adjacent properties.

Setbacks:

Exceptions are requested to the required setbacks along Ironbridge Parkway. The Ordinance provides for a fifty (50) foot setback whereas the applicant desires a thirty-five (35) foot setback.

Multi-family Residential and Commercial Area (Area I):

Uses permitted by right or with restrictions in the Multi-family Residential (R-MF) and the Community Business (C-3) Districts are proposed in this area (Textual Statement II). Residential units within this area would conform to the requirements of the Multi-family Residential Townhouse (R-MF) Zoning District except as provided in the Textual Statement relative to parcel size, pavement widths, building heights and setbacks along Ironbridge Parkway. (Textual Statement I .B., C., and D and II.B)

Commercial use within this area would conform to the requirements of the Zoning Ordinance for Emerging Growth Areas except as provided in the Textual Statement relative to parcel size, pavement widths, building heights and setbacks along Ironbridge Parkway (Textual Statement I .B., C., and D and III.B). The purpose of the Emerging Growth District standards is to promote high quality, well-designed projects. These standards address access, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

Commercial Area (Area II):

The portion of the property designated as the Commercial Area (Area II) could be developed for Community Business (C-3) uses (Textual Statement III.A). Development of this area would be required to meet the Zoning Ordinance requirements for development within an Emerging Growth District area, except as provided for in the Textual Statement relative to parcel size, pavement widths, building heights and setbacks along Ironbridge Parkway (Textual Statement I .B., C., and D and III.B). As previously noted, the purpose of the Emerging Growth District standards is to promote high quality, well-designed projects. These standards to address access landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

Residential Density:

Proffered Condition 7 limits residential development to a maximum of one hundred (100) dwelling units on that portion of the property designated as the Residential Multi-family and Commercial Area (Area II).

Age Restriction:

Proffered Condition 5 limits occupancy of the proposed dwelling units to “housing for older persons” as defined by the Virginia Fair Housing Law. While during the initial marketing of the project this restriction may be clear to prospective occupants, there is a risk that long-term, dwelling units may be sold or rented to individuals that do not meet this age-restriction. Given staff’s inability to pro-actively enforce this condition prior to the purchase or occupancy of dwelling units, staff recommends that this proffer not be accepted.

CONCLUSIONS

While the proposed zoning and land uses conform to the Central Area Plan which suggests the property is appropriate for community-scale commercial use including shopping centers, other commercial and office uses and integrated townhouse or multi-family residential uses, the proffered conditions do not adequately address the impacts of this development on necessary capital facilities as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program, and the impact of this development is discussed herein. The proffered conditions do not mitigate the impact on capital facilities in accordance with the Board of Supervisors’ policy, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

The proposal fails to address the Transportation Department’s concerns relative to access controls and to widening of Ironbridge Road, as discussed herein.

Therefore, staff recommends approval subject to the applicant fully addressing the impacts of the proposed development on capital facilities in accordance with the Board of Supervisors' policy, the concerns of the Police department, and the transportation concerns, as discussed herein.

CASE HISTORY

Planning Commission Meeting (8/21/07):

At the applicant's request, the Commission deferred this case to September 18, 2007.

Staff (8/22/07):

The applicant was advised in writing that any new or revised information should be submitted no later than August 27, 2007, for consideration at the Commission's September public hearing. The applicant was also advised that a \$500.00 deferral fee must be paid

Applicant (8/28/07 and 8/29/07):

Revised proffered conditions and Textual Statement were submitted.

Staff (8/29/07):

To date, the deferral fee has not been paid.

Applicant (9/12/07):

The deferral fee was paid.

Planning Commission Meeting (9/18/07):

On their own motion, the Commission deferred this case to October 16, 2007.

Staff (9/19/07):

The applicant was advised in writing that any significant new, or revised information should be submitted no later than September 24, 2007, for consideration at the Commission's October 16, 2007, public hearing.

Applicant (9/24/07 and 9/27/07):

Revised proffers and Textual Statement were submitted.

Staff (10/4/07):

If the Commission acts on this case on October 16, 2007, it will be considered by the Board of Supervisors on October 24, 2007.

Applicant (10/12/07):

Revisions to proffered conditions and to the Textual Statement were submitted.

Planning Commission Meeting (10/16/07):

The applicant did not accept staff's recommendation, but did accept the Commission's recommendation. There was no opposition present.

On motion of Mr. Wilson, seconded by Mr. Litton, the Commission recommended approval and acceptance of the proffered conditions on pages 2 through 4.

AYES: Messrs. Gecker, Gulley, Bass, Litton and Wilson.

The Board of Supervisors, on Wednesday, October 24, 2007, beginning at 6:30 p.m., will take under consideration this request.

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TEXTUAL STATEMENT

September 24, 2007

This is a request to rezone 23 acres of the Property under consideration to C-3 with a Conditional Use to permit RMF and a Conditional Use Planned Development (CUPD) to permit ordinance requirement exceptions as described in this Textual Statement, and as provided in the accompanying proffers. Except as qualified herein, uses permitted in the C-3 District and RMF District shall be permitted throughout the property as described in this Textual Statement, and as delineated on a Master Plan entitled "TGM REALTY - SCHEMATIC LAYOUT", prepared by Balzer, dated April 29, 2007, and last revised on September 17, 2007, and as provided in the accompanying proffers.

I. General Conditions

- (A) To accommodate the orderly development of the Property, the uses shall be located in the area as generally depicted on the Master Plan, but their location and size, including further divisions into sub-tracts, may be modified by the submittal of a Conceptual Plan for review and approval by either the Planning Department or the Planning Commission at the election of the developer, so long as the parcels generally maintain their relationship with each other and any adjacent properties. Such Plan shall be subject to appeal in accordance with the provisions of the Zoning Ordinance for Site Plan appeals.

The mixing of uses within a tract may be permitted if a Mixed Use Plan is submitted for review and approval by either the Planning Department or the Planning Commission at the election of the developer. Such review will be subject to appeal in accordance with the provision of the Zoning Ordinance for Site Plan appeals. The Mixed Use Plan shall address the land use transitions and compatibility between the different uses within a tract. Land use compatibility and transitions may include, but not necessarily limited to, the exact locations of uses, buffers and site design.

- (B) *Access roads, private streets and driveways.* Access roads, private streets and driveways shall have a minimum pavement width of 24 feet.
- (C) *Heights of Buildings:* No building or structure shall exceed a height of four (4) stories, except offices, hospitals and hotels, which may be constructed a height of 12 stories, or 120 feet, whichever is less. There shall be no required reduction in building height based on adjacent property uses.
- (D) *Setbacks along Ironbridge Parkway.* All buildings, drives and parking areas shall have a minimum 35 foot setback from the right-of-way of Ironbridge Parkway. Within these setbacks, landscaping shall be provided in accordance with perimeter landscaping C.

II. Area I - Residential Multi-family and Commercial Area.

- (A) Uses. Uses permitted shall be limited to:
1. Uses permitted by right or with restriction in the Residential Multi-family (RMF)

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District.

2. Uses permitted by right or with restrictions in the Community Business (C-3) District.

(B) Requirements for Residential Use. Development of Residential Multi-family uses shall conform to requirements of the Zoning Ordinance for RMF zoning districts except as set forth in Section I above and as follows:

1. The minimum parcel size shall be 5 acres.
2. The density shall not exceed ten (10) dwelling units per gross acre.

(C) Requirements for Commercial Use. Development of Commercial uses shall conform to the requirements of the Zoning Ordinance for Emerging Growth District Standards except as set forth above.

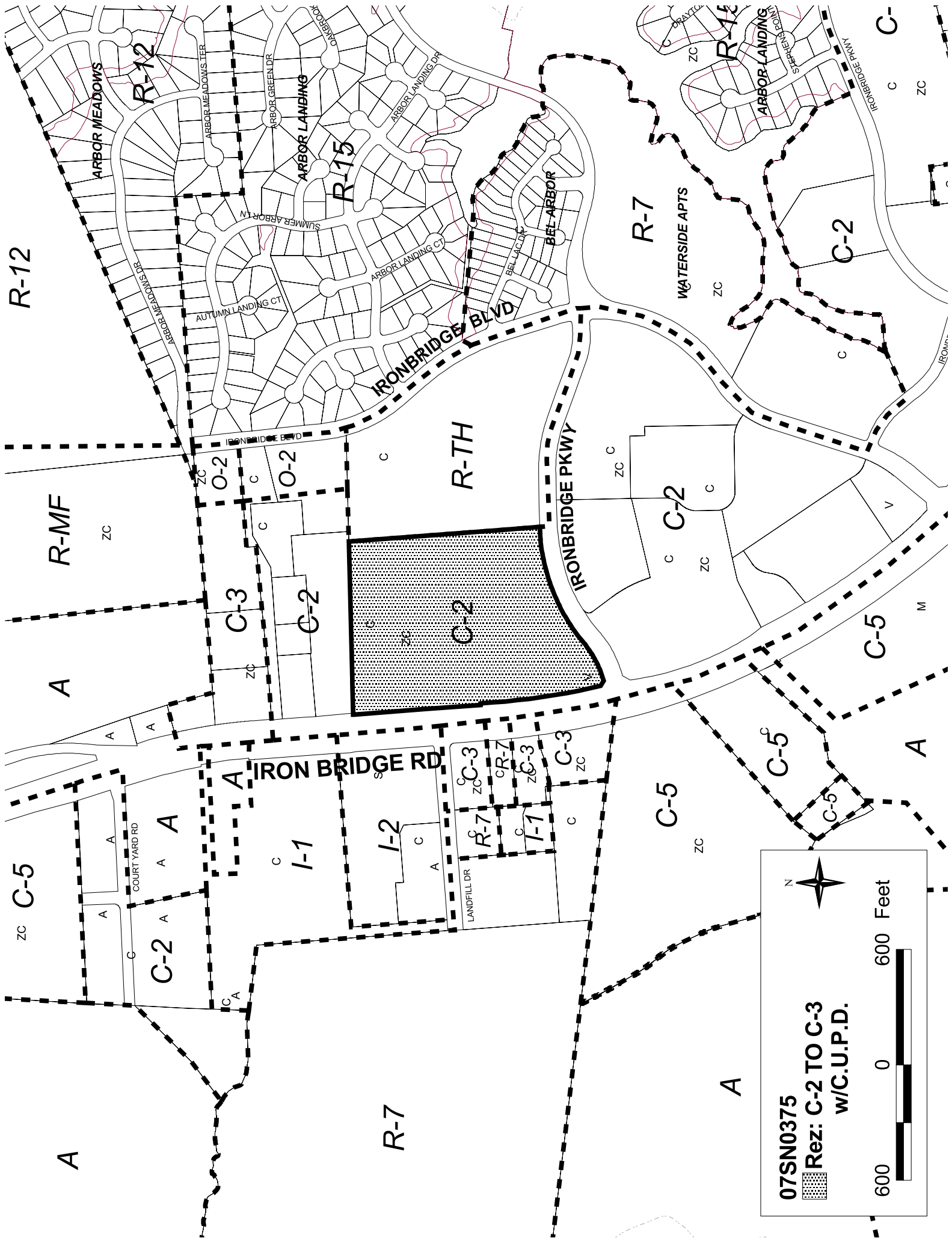
III. Area II – Commercial Area.

(A) Uses. Uses permitted shall be limited to uses permitted by right or with restrictions in the Community Business (C-3) District.

(B) Requirements. Except as set forth above, development shall conform to the Emerging Growth District Standards.

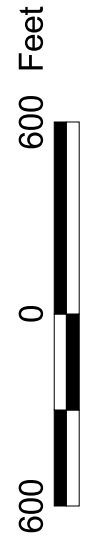
Carrie E. Coyner, Agent

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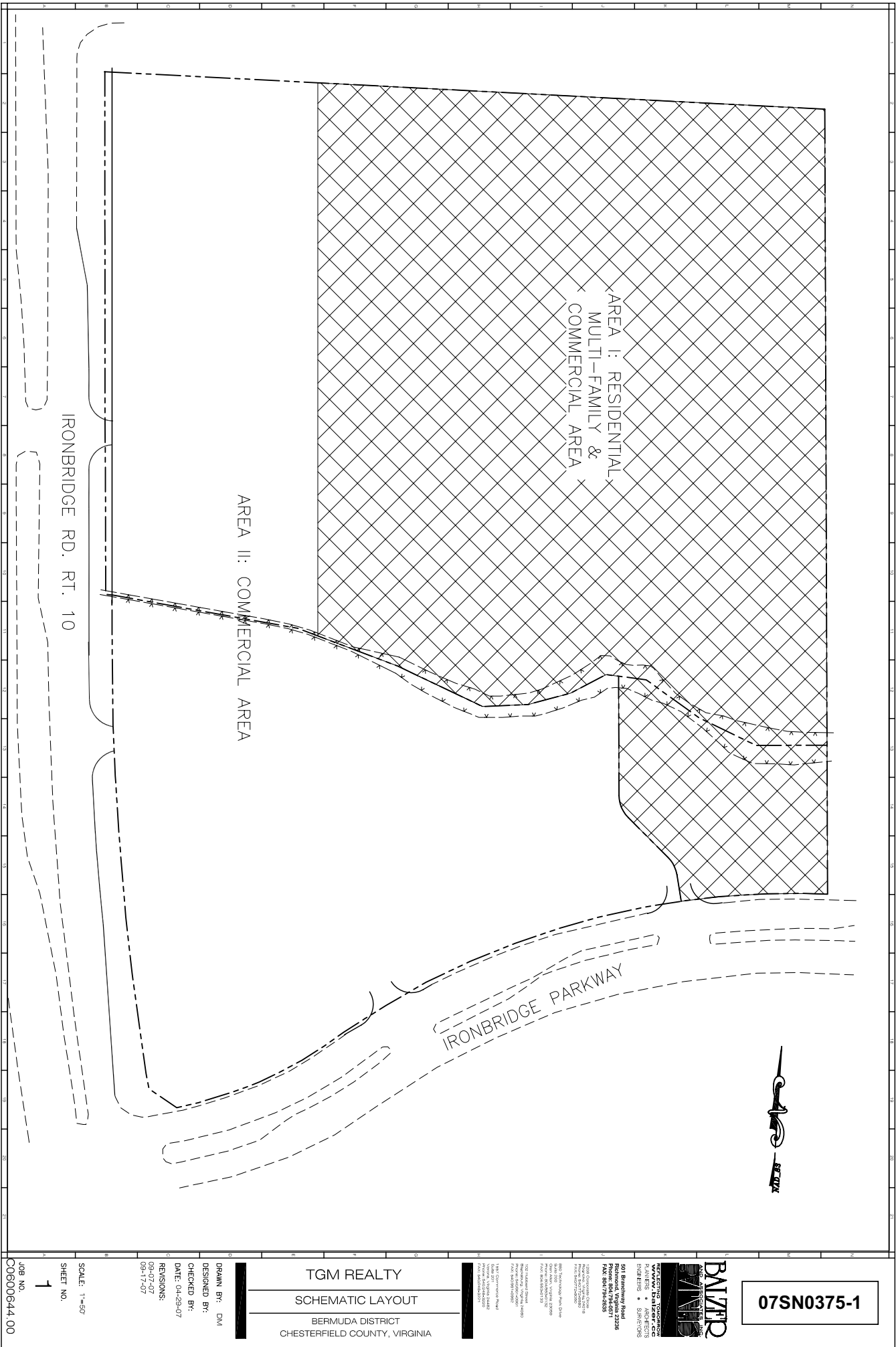


07SN0375

 Rez: C-2 TO C-3
w/C.U.P.D.



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07SN0375-1

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TGM REALTY
SCHEMATIC LAYOUT
BERMUDA DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: DM
DESIGNED BY:
CHECKED BY:
DATE: 04-28-07
REVISIONS:
09-07-07
09-17-07

SCALE: 1"=50'
SHEET NO.
1
JOB NO.
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